

## Burns, Marlene

---

**From:** Denys Oberman [dho@obermanassociates.com]  
**Sent:** Tuesday, September 03, 2013 10:17 AM  
**To:** Burns, Marlene  
**Subject:** FW: General Plan Amendments-Local Coast Program Implementation Updates- for the Public Record

Marlene,  
Thank you for your follow up.  
Following please find my comments, As previously emailed last week.  
Please distribute and enter into the public record for SEPT 3, 2013 GP update meeting.

Thank you.

Denys Oberman  
.....

Regards,  
Denys H. Oberman, CEO



### **OBERMAN Strategy and Financial Advisers**

2600 Michelson Drive, Suite 1700

Irvine, CA 92612

Tel (949) 476-0790

Cell (949) 230-5868

Fax (949) 752-8935

Email: [dho@obermanassociates.com](mailto:dho@obermanassociates.com)

**CONFIDENTIALITY NOTICE:** The documents accompanying this transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this transmission in error, please notify us immediately at **949/476-0790** or the electronic address above, to arrange for the return of the document(s) to us.

---

**From:** Denys Oberman [mailto:dho@obermanassociates.com]  
**Sent:** Friday, August 30, 2013 6:56 AM  
**To:** eselich@roadrunner.com; ngardner@aol.com  
**Cc:** lbrown@newportbeach.ca.gov; dho@obermanassociates.com; dkiff@citynewportbeach.ca.gov; Linda Klein; bobbief100@me.com; lcurran@me.com; m brant-zawadzki  
**Subject:** General Plan Amendments-Local Coast Program Implementation Updates- for the Public Record

PLEASE DISTRIBUTE THIS MESSAGE TO ALL MEMBERS OF THE COMMITTEE AND ENTER INTO PUBLIC RECORD.

Members of the Council and Committee:

I am travelling and unable to attend the upcoming September 3<sup>rd</sup> meeting of the General Plan update and Local Coastal Program Implementation Committee.

I am requesting that the Committee carefully consider the particular characteristics of the Lido Village and Balboa Peninsula coastal area, and the Requirements for successful Revitalization.

The area of Lido Village, including City Hall site reuse, has been identified by the City as an area targeted for revitalization.

It is critical that the right Mix of Uses be identified to preserve the environmental integrity and attractiveness of the area, which in turn will maximize sustainable Economic benefit to the City.

I request that the the Committee consider and incorporate into the plan, complementary the following Land Use program:

We request that the Committee incorporate into the plan updates Uses compatible to and synergistic with one another, such as: Upscale Hospitality; boutique retail; high end and contemporary casual dining(including open air); outdoor coastal-oriented recreation and specialty entertainment(theater);cosmetic personal care. Both the sustained community and visitors can visit and enjoy these uses.

We request that Incompatible Uses such as(but not necessarily limited to) the following not be included or permitted: Tattoo parlors; pool halls; educational/institutional facilities;counseling or medical type facilities.

Educational, counseling and medical-type facilities are certainly important for the City, and are best located in one of the numerous , appropriate areas of the City(eg. Medical proximate to Hoag or Fashion Island medical complexes,etc) Uses which tend to perpetuate concentrations of groups smoking and loitering, should not be permitted and are particularly inappropriate in an area encouraging family,health-oriented use .

THANK YOU in advance for your consideration of these comments, and their incorporation into the recommended Plan updates.

Denys Oberman

Resident and community stakeholder

Cc: Residents and Friends of Lido/Balboa Peninsula coastal reuse group

(My apologies to those Committee members whose email addresses I do not have memorized ,as I have a new computer)

.....

Regards,  
Denys H. Oberman, CEO



**OBERMAN Strategy and Financial Advisers**

2600 Michelson Drive, Suite 1700

Irvine, CA 92612

Tel [\(949\) 476-0790](tel:(949)476-0790)

Cell [\(949\) 230-5868](tel:(949)230-5868)

Fax [\(949\) 752-8935](tel:(949)752-8935)

Email: [dho@obermanassociates.com](mailto:dho@obermanassociates.com)

**CONFIDENTIALITY NOTICE:** The documents accompanying this transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly

prohibited. If you have received this transmission in error, please notify us immediately at [949/476-0790](tel:949/476-0790) or the electronic address above, to arrange for the return of the document(s) to us.